



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00037 Valley Creek Unit Five
Application Type: Major Combination
CPC Hearing Date: June 27, 2013
Staff Planner: Nathaniel Baker, (915) 541-4192, bakernt@elpasotexas.gov
Location: South of Gomez Road and east of Upper Valley Road
Acreage: 3.8 acres
Rep District: 1
Existing Use: Undeveloped former farmland
Existing Zoning: R-3A/c (Residential/Condition)
Proposed Zoning: R-3A/c (Residential/Condition)
Nearest Park: Valley Creek Park (0.4 mile)
Nearest School: Lincoln Middle (3.5 miles)
Park Fees Required: \$15,070
Impact Fee Area: N/A
Property Owner: Ham Management, LLC., The General Partner of Upper Valley Creek, L.P., Russell Hanson
Applicant: Ham Management, LLC.
Representative: Roe Engineering, L.C.

SURROUNDING ZONING AND LAND USE

North: R-3A/c (Residential/Condition) / Valley Creek Unit 4 proposed single-family housing
South: PR-1/c (Residential/Condition) / Single-family housing
East: R-3A/c (Residential/Condition) / Single-family housing
West: R-2/C/sp (Residential/Condition/special permit) / Single-family housing

PLAN EL PASO DESIGNATION: G4 Walkable Suburban

APPLICATION DESCRIPTION

The applicant proposes to subdivide the property for 11 single-family lots. Access is proposed via a cul-de-sac that would intersect with Gomez Road. This application is being reviewed under the subdivision code in effect prior to June 1, 2008. The applicant requests a modification of the street cross-section to reflect the current Design Standards for Construction.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Valley Creek Unit Five and the modification request based on compliance with regulations from the previous code. Staff is also requesting that the City Plan Commission require the applicant to landscape the parkway

area at the rear of the double frontage lots, as stipulated under Section 19.23.040 (H) which states *The City Plan Commission may require that a parkway at the rear of a double frontage lot be landscaped or other aesthetic treatment be provided by the subdivider, subject to the approval of the city plan commission to provide a visual and physical separation between the development and the street.*

Planning Division Recommendation

Planning recommends **approval** of the subdivision and the modification due to compliance with prior regulations.

City Development Department - Land Development

No Objection.

EPWU Storm Utility

1. One of the permanent elevation marker details for on-site ponding shown on the Grading Plan is not acceptable; the marker must extend 12-inches above the ground (refer to Detail 2-7 of the City of El Paso's Design Standards for Construction). Please remove other detail.
2. This development must retain half of the storm water run-off from Gomez Rd. Make sure the ponds on the corner lots can retain this extra run-off. Show the drainage flow from Gomez Rd. on the preliminary plat.
3. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Parks and Recreation Department

Please note that this subdivision is zoned "R-3/ac" and is composed of **11** Single-family residential dwelling lots.

This subdivision is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **\$15,070.00** calculated as follows:

11 (R-3/ac) Single-family dwelling lots @ \$1,370.00 / dwelling = \$15,070.00

Please allocate generated funds under Park Zone: **NW-8**

Nearest Park(s): **Valley Creek & Little River**

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

El Paso Water Utilities

The El Paso Water Utilities/Public Service Board requests that the Owner consider entering into a water rights assignment agreement with the El Paso Water Utilities/Public Service Board.

1. EPWU does not object to this request

2. Extensions of public water and sanitary sewer mains within the subject Property and along Gomez Road are required to provide service. The Owner/Developer is responsible for any necessary main extension cost.

Water:

3. There is an existing 12-inch diameter water main along Gomez Road that is available for service. Said main is located approximately 5-ft north from the center line of the right-of-way.

Sewer:

4. There is an existing 12-inch diameter sanitary sewer main extending along Gomez Road that is available for service, the sewer main dead-ends approximately 16-ft west from the intersection of Valley Palm Ct. and Gomez Road.

General:

5. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

School District

No comments received.

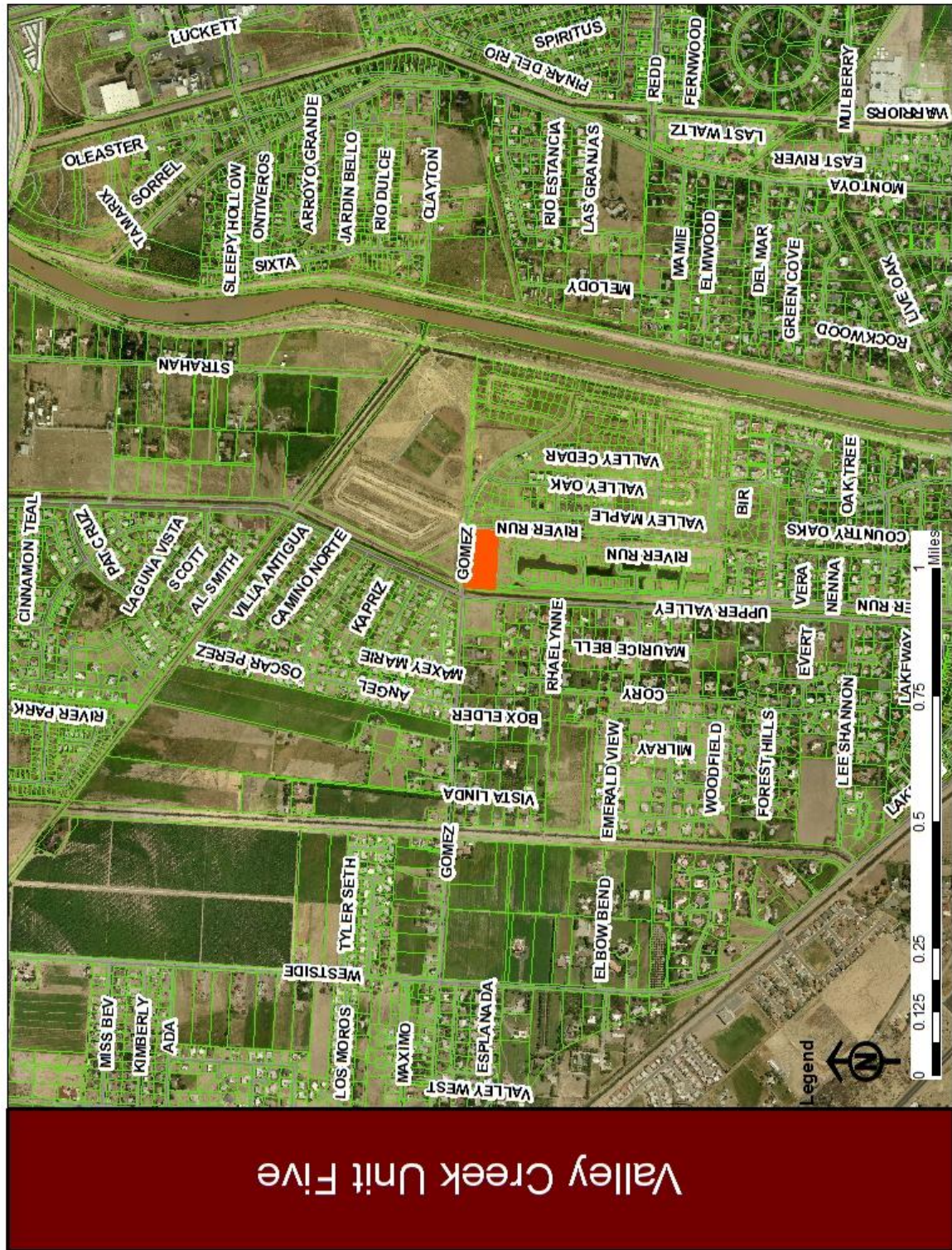
Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary Plat
4. Final Plat
5. Application

ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 5



13ST-000026

CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: May 28, 2013

FILE NO.

SUSU13-00037

SUBDIVISION NAME: Valley Creek Unit Five

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Being all of Tract 10, Block 7, Upper Valley Surveys,
City of El Paso, El Paso County, Texas
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	<u>3.1173</u>	<u>11</u>	Office		
Duplex			Street & Alley	<u>0.8419</u>	
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	<u>3.7592</u>	
3. What is existing zoning of the above described property? R-3A C Proposed zoning? R-3A C
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
All drainage to be on-site ponding to include the drainage from half (1/2) the street.
7. Are special public improvements proposed in connection with development? Yes X No
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No
If answer is "Yes", please explain the nature of the modification or exception Proposed 52' wide public right-of-way to
have 32 foot of pavement and 5 foot sidewalk as per the new standards. A scale of 1"=50' for ease of presentation.
See Letter.
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes X No



If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).
We are respectfully requesting that Valley Creek Unit Five to be vested under the subdivision ordinances that were in effect when the original major preliminary plat of Valley Creek was approved. Valley Creek major preliminary was approved by city plan commission on October 6, 2005.

12. Owner of record HAM MANAGEMENT, LLC., THE GENERAL PARTNER OF UPPER VALLEY CREEK L.P.
 RUSSELL HANSON, MANGER P.O. BOX 220630, El Paso, Texas 79913 915-478-7877
 (Name & Address) (Zip) (Phone)

13. Developer HAM MANAGEMENT, LLC., THE GENERAL PARTNER OF UPPER VALLEY CREEK L.P.
 RUSSELL HANSON, MANGER P.O. BOX 220630, El Paso, Texas 79913 915-478-7877
 (Name & Address) (Zip) (Phone)

14. Engineer Roe Engineering, L.C. 601 N. Cotton Street, Suite 6
 El Paso, Texas 79902 915-533-1418
 (Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
 FEE: \$2,088.00

OWNER SIGNATURE:

REPRESENTATIVE:

[Signature] For: HAM Management, LLC
 General Partner
 By: Russell Hanson
 Manager

[Signature] *Bradley Lee Enon*

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.